



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, September 17, 2019**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, September 17, 2019 at Austin City Hall, Council Chambers  
[301 W. Second Street, Austin, TX](#)

[Ana Aguirre](#) – Secretary  
[Nadia Barrera-Ramirez](#)  
[Ann Denkler](#) - Parliamentarian  
[Jim Duncan](#) – Vice-Chair  
[Bruce Evans](#)  
[Eric Goff](#)

[David King](#)  
[Jolene Kiolbassa](#) – Chair  
[Ellen Ray](#)  
[Hank Smith](#)  
[Abigail Tatkov](#)

### **EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney. Private Consultation with Attorney – Section 551.071

### **A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

### **B. APPROVAL OF MINUTES**

1. Approval of minutes from September 3, 2019.

Facilitator: [Cesar Zavala](#), 512-974-3404  
Attorney: [Erika Lopez](#), 512-974-3588  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## C. PUBLIC HEARINGS

- 1. Zoning and Rezoning:** [C14-2019-0059 - SH 71 and FM 973; District 2](#)  
Location: 3201, 3203, 3205, 3207, 3209, and 3211 East SH 71 Service Road Westbound; 3214 Bessie Avenue, 3174 and 3176 Eva Street, Colorado River Watershed  
Owner/Applicant: Stripes LLC (Billy Arnette)  
Agent: Metcalfe Wolff Stuart & Williams, LLP (Amanda Brown)  
Request: I-SF-2; GR-CO to GR-CO  
Staff Rec.: **Request for Indefinite Postponement by the Staff and the Applicant**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 2. Rezoning:** [C814-96-0003.14 - Pioneer Crossing PUD Amendment #14; District 1](#)  
Location: 3124 East Parmer Lane, Harris Branch Watershed  
Owner/Applicant: RH Pioneer North, LLC  
Agent: LJA Engineering (T. Walter Hoysa, P.E.)  
Request: PUD to PUD, to amend conditions of zoning  
Staff Rec.: **Not Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 3. Site Plan:** [SP-2018-0028D - Valla Djafari; District 10](#)  
Location: 2009 Lakeshore Dr, Lake Austin Watershed  
Owner/Applicant: Permit Partners, LLC (Jennifer Hanlen)  
Request: Approve request to vary from LDC 25-8-281(C)(2)(b) to allow the construction of a boat dock, a shoreline access, and shoreline stabilization within a 150-foot Critical Environmental Feature (CEF) buffer for a rimrock CEF.  
Staff Rec.: **Pending; Request for Indefinite Postponement by the Staff**  
Staff: [Clarissa Davis](#), 512-974-1423,  
[Pamela Abee-Taulli](#), 512-974-1879  
Development Services Department
- 4. Preliminary Plan:** [C8J-2018-0160 - Bratton II Preliminary Plan](#)  
Location: 15720 Bratton Lane, Walnut Creek and Gilleland Creek Watersheds  
Owner/Applicant: WLH Communities - Texas, LLC  
Agent: LJA Engineering, Inc.  
Request: Approval of the Bratton II Preliminary Plan, consisting of two multi-family / condominium lots on 20.55 acres. Water and wastewater will be provided by the City of Austin.  
Staff Rec.: **Recommended**  
Staff: [Jennifer Bennett-Reumuth](#), 512-854-1434, Single Office

Facilitator: [Cesar Zavala](#), 512-974-3404

Attorney: [Erika Lopez](#), 512-974-3588

Commission Liaison: [Andrew Rivera](#), 512-974-6508

5. **Site Plan Extension:** [SP-2013-0379B\(XT2\) - The Pinnacle at Great Hills; District 10](#)  
 Location: 5717 Lost Horizon Drive, Bull Creek Watershed  
 Owner/Applicant: Great Hills Pinnacle (Charles Nichols, Jr.)  
 Agent: Garrett-Ihnen (Norma Divine)  
 Request: Approval of a three-year Commission extension on a previously approved site plan.  
 Staff Rec.: **Recommended**  
 Staff: [Christine Barton-Holmes](#), 512-974-2788  
 Development Services Department
6. **Preliminary Plan:** **C8-2018-0172 - Ambition Park; District 1**  
 Location: 2507-1/2 Ferguson Lane, Walnut Creek Watershed  
 Owner/Applicant: Tuscany Park LLC (Jill Rogers)  
 Agent: AE Collective (Bryan Acuff)  
 Request: Approve a preliminary plan comprised of 30 lots on 33.01 acres.  
 Staff Rec.: **Request for Indefinite Postponement by Applicant**  
 Staff: [Steve Hopkins](#), 512-974-3175  
 Development Services Department
7. **Code Amendment** [Atlas 14](#)  
 Request: Discuss and consider an ordinance amending Title 25 and Title 30 of the City Code related to floodplain regulations.  
 Staff: [Kevin Shunk](#), Watershed Engineering Division Manager, Watershed Protection Department, (512) 974-9176
8. **Preliminary Plan:** [C8J-2019-0143 - Howard Lane Subdivision](#)  
 Location: 2906 East Howard Lane, Gilleland Creek Watershed  
 Owner/Applicant: 2700 Howard Lane Investments LLC (Saeed Minhas)  
 Agent: BGE, Inc. (Brian Williams)  
 Request: Approval of the Howard Lane Subdivision composed of 509 lots on 119.39 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
9. **Final Plat - Resubdivision:** [C8J-2019-0144.0A - Lot 25B1 Block J](#)  
 Location: 16117 Central Commerce Drive, Gilleland Creek Watershed  
 Owner/Applicant: Shoreline Boat & RV Repair (Todd Eggers)  
 Agent: CUDE Engineers (Anthony Goode)  
 Request: Approval of the Lot 25B1 Block J composed of 2 lots on 5.13 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 10. Final Plat:** [C8J-2019-0150.0A - Pearson Business Center \(Withdraw / Resubmittal of C8J-2018-0145.0A\)](#)  
Location: 15916 Bratton Lane, Gilleland Creek Watershed  
Owner/Applicant: Wong Real Estate Management, LP  
Agent: CSF Civil Group LLC (Charles E. Steinman II)  
Request: Approval of the Pearson Business Center (Withdraw / Resubmittal of C8J-2018-0145.0A) composed of 1 lot on 11.63 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 11. Preliminary Plan:** [C8J-2019-0145 - Dry Creek Ranch](#)  
Location: 9713 Rodriguez Road, South Fork Dry Creek Watershed  
Owner/Applicant: William Terry Bray, Trustee  
Agent: Kimley Horn (Angga Widodo)  
Request: Approval of the Dry Creek Ranch composed of 1,085 lots on 145 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 12. Preliminary Plan:** [C8J-2019-0146 - Thaxton Road Tract](#)  
Location: 8617-8924 Thaxton Road, Marble Creek Watershed  
Owner/Applicant: Boghosian Philip Living Trust (Philip Boghosian)  
Agent: LJA Engineering, Inc. (Warren Welch)  
Request: Approval of the Thaxton Road Tract composed of 287 lots on 98.73 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 13. Final Plat with Preliminary:** [C8-2018-0165.1A - Cascades at Onion Creek East - Phase One Final Plat; District 5](#)  
Location: 11601 South IH 35 Service Road Northbound, Onion Creek Watershed  
Owner/Applicant: M/I Homes of Austin, LLC (William G. Peckman)  
Agent: LJA Engineering, Inc (Jeremy Reyes & Russell Kotara)  
Request: Approval of Cascades at Onion Creek East - Phase One Final Plat composed of 89 lots on 40.53 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 14. Final Plat:** [C8-2019-0148.0A - 707 W Slaughter Lane; District 5](#)  
Location: 707 West Slaughter Lane, Slaughter Creek Watershed  
Owner/Applicant: SFC Software Factory LLC  
Agent: Professional Structural Engineers Inc. (Nobuki Omikawa)  
Request: Approval of 707 W Slaughter Lane composed of 1 lot on 3.95 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Facilitator: [Cesar Zavala](#), 512-974-3404

Attorney: [Erika Lopez](#), 512-974-3588

Commission Liaison: [Andrew Rivera](#), 512-974-6508

## **D. PRESENTATION**

### **1. [Imagine Austin Comprehensive Plan Annual Report](#)**

Discuss and consider recommending the Imagine Austin Comprehensive Plan Annual Report

Staff: [Matt Dugan](#), 512-974-7665; [Sam Tedford](#), 512-974-2613  
Planning and Zoning Department

## **E. ITEMS FROM THE COMMISSION**

### **1. Revision of the Austin Land Development Code**

Discussion and possible action regarding matters related to any proposed revisions to the Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

### **2. [Rules of Procedure: Postponement Requests](#)**

Discuss and consider amending Rules of Procedure related to postponement requests.  
Co-Sponsors: Commissioner Evans and Commissioner King

## **F. FUTURE AGENDA ITEMS**

*Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.*

## **G. COMMITTEE REPORTS & WORKING GROUPS**

### [Codes and Ordinances Joint Committee](#)

(Vice-Chair Duncan, Commissioners: Barrera-Ramirez and Denkler)

### [Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Smith)

### [Small Area Planning Joint Committee](#)

(Commissioners Aguirre, Goff and King)

### Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkow)

### Postponement Policy Working Group

(Commissioners: Denkler, Evans and King)

## **ADJOURNMENT**

Facilitator: [Cesar Zavala](#), 512-974-3404

Attorney: [Erika Lopez](#), 512-974-3588

Commission Liaison: [Andrew Rivera](#), 512-974-6508

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call Andrew Rivera at the Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

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**SPEAKER TESTIMONY TIME ALLOCATION**

**PUBLIC HEARING**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>	<b>Total Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min.	12min. (w/donated time; including 3min. rebuttal)
<b>Primary Speaker Opposed</b>	1	6 min.	9 min. (w/ donated time)
<b>All other Speakers</b>	unlimited	3 min.	6 min. (w/ donated time)

All speakers are limited to 3 minutes of donated time from a speaker present during the Public Hearing of the item.

**POSTPONEMENT**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Speakers Favoring Postponement</b>	3	3 min. each
<b>Speakers Opposing Postponement</b>	3	3 min. each

Donation of time is prohibited and speakers should only convey the reason for favoring or opposing the postponement and not discuss the merits of the case.

**2019 ZONING AND PLATTING COMMISSION MEETING SCHEDULE**

January 15, 2019	July 2, 2019
January 29, 2019	July 16, 2019
February 5, 2019	August 6, 2019
February 19, 2019	August 20, 2019
March 5, 2019	September 3, 2019
March 19, 2019	September 17, 2019
April 2, 2019	October 1, 2019
April 16, 2019	October 15, 2019
May 7, 2019	November 5, 2019
May 21, 2019	November 19, 2019
June 4, 2019	December 3, 2019
June 18, 2019	December 17, 2019